Karen Johnson Davidson County
Batch# 1150932 DEEDQC
06/26/2024 09:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240626-0047660

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is $0.

Affiant

RYAN J. ALSPAUGH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18th day of June, 2024.

Notary Public
My Commission Expires: 9/20/25

This Grantor is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(vi).

QUITCLAIM DEED

THIS INDENTURE, made this 18th day of June, 2024, among:

THOMAS E. GROSE AND JILL L. WEIGEL, HUSBAND AND WIFE,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

THOMAS GROSE AND JILL WEIGEL, TRUSTEES OF THE THOMAS GROSE AND JILL WEIGEL LIVING TRUST DATED JUNE 18, 2024,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

See Exhibit "A" attached hereto and by reference made a part hereof.

Being the same property conveyed to Thomas E. Grose and Jill L. Weigel, husband and wife, by Warranty Deed from American Consulting Corp., dated April 15, 2008, and recorded April 24, 2008, in Reference No. 20080424-0041892, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 1609 Sharpe Avenue, Nashville, TN 37206.

THIS DEED has been prepared solely upon information furnished by **Thomas E. Grose and Jill L. Weigel.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

THOMAS E. GROSE

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Thomas E. Grose**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25



Jill L. Weigel
JILL L. WEIGEL

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Jill L. Weigel**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of June, 2024.

Ryan J. Alspaugh, Notary Public
My Commission Expires: 9/20/25

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Owner Name & Property Address:

Thomas Grose and Jill Weigel, Trustees
Thomas Grose and Jill Weigel Living Trust dated
June 18, 2024
1609 Sharpe Avenue
Nashville, TN 37206

Responsible Party For Taxes:

Thomas Grose and Jill Weigel, Trustees
Thomas Grose and Jill Weigel Living Trust dated
June 18, 2024
1609 Sharpe Avenue
Nashville, TN 37206

Tax Map and Parcel: 83-2 108.00

Exhibit "A"

LAND in Davidson County, Tennessee being the westerly part of Lot No. 5 on the Map of the subdivision of the Roberts property, as of record in Book 421, Page 81, Register's Office for Davidson County, Tennessee being part of Lot No. 8 and that part of a 15 foot alley lying between said part of Lot 5 on the map of the subdivision of the Roberts property, as of record in Book 421, Page 81, and said part of Lot No. 8 on the Plan of the Martha Martin Lands, formerly known as Jackson Place, a plan of which was in original Book 8, Page 441 and 442, said Register's Office, but said Book 8 has been copied on Book 161, Page 101, said Register's Office for Davidson County, Tennessee, described together according to a survey made by John kohl & Company, Registered Land Surveyors, dated May 6, 1987 and described as follows:

Beginning at a point on the northerly margin of Sharpe Avenue, know as East Sharpe A venue, 67 feet westerly from the northwest corner of said Sharpe Avenue and the first alley west of Chapel Avenue, said point being the southwest corner of the property conveyed to John Vernon MvHone and wife, by deed from Hayden P. Sellers and wife, of record in Book 1813, Page 279, said Register's Office, thence with the northerly margin of said Sharpe A venue, westwardly 67 feet to a point; thence northwardly 187.7 feet to the southerly margin of Roberts Avenue; thence with the southerly margin of said Roberts Avenue, eastwardly 25 feet to the northwest comer of the said McHone property; thence with western boundary line of said McHone property, southwardly 190 feet to the beginning. Beginning at a point on the northerly margin of Sharpe Avenue, know as East Sharpe A venue, 67 feet westerly from the northwest comer of said Sharpe avenue and the first alley west of Chapel avenue, said point being the southwest corner of the property conveyed to John Vernon MvHone and wife, by deed from Hayden P. Sellers and wife, of record in Book 1813, Page 279, said Register's Office, thence with the northerly margin of said Sharpe A venue, westwardly 67 feet to a point; thence northwardly 187. 7 feet to the southerly margin of Roberts Avenue; thence with the southerly margin of said Roberts Avenue, eastwardly 25 feet to the northwest comer of the said McHone property; thence with western boundary line of said McHone property, southwardly 190 feet to the beginning.

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 06-18-2024.

Date

Affiant Signature

06-18-2024

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 18th day of June, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY